



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final

City Council

Tuesday, July 16, 2019

6:00 PM

Council Chambers

Work Session (Kelsey Dock Phase II Design Recap)

WORK SESSION AGENDA - 6:00 pm

1. [Work Session: Kelsey Dock Phase II Design Recap](#)



Legislation Text

File #: 19-0290, **Version:** 1

ITEM TITLE:

Work Session: Kelsey Dock Phase II Design Recap

SUBMITTED BY: Nathan Duval, Capital Facilities Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive and File.

SUMMARY STATEMENT:

Capital Facilities will provide Council with an update and refresher on the Kelsey Dock Phase II project. Scopes entail the removal of the north and south ends of Yellow Building Warehouse, leaving the museum annex intact and operational, the creation of storage space at the Building and Parks Maintenance lot on West Egan Drive through the utilization of the existing pole barn structure, and the addition of a new conditioned space.

Items to be discussed:

- Project background
- How scope was established
- Current status
- Milestones and timelines
- Budget

Excerpts from the construction documents are attached for reference.

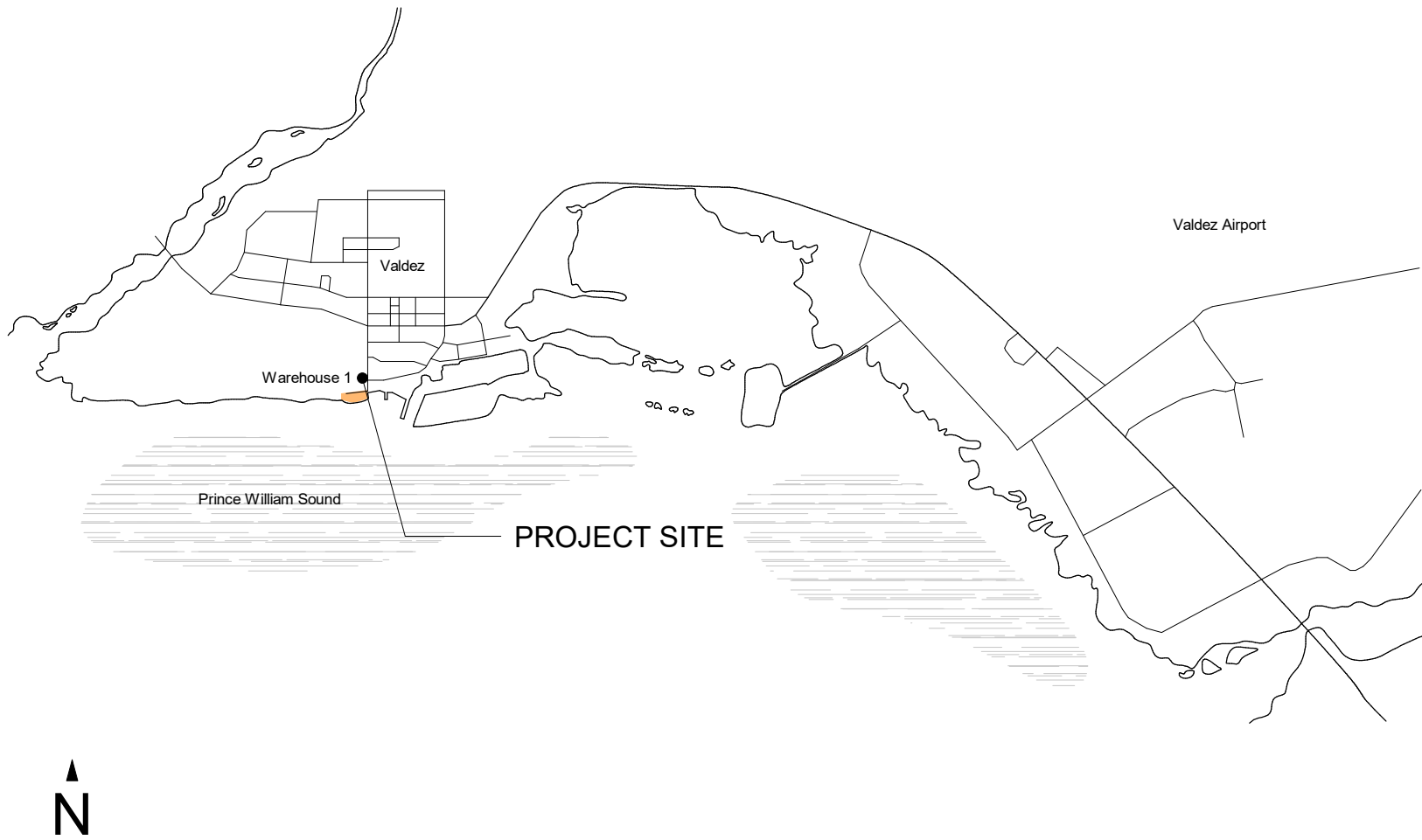


RENDERING FOR REFERENCE ONLY

LOCATION MAP



VICINITY MAP



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Owner	Architecture + Interiors	Civil, Structural, Mechanical & Electrical	Landscape Architecture
City of Valdez 212 Chenga Ave Valdez, AK 99686 p 907.835.5478 www.valdezak.gov	ECI/Hyer, Inc. 3909 Arctic Blvd., Suite 103 Anchorage, AK 99503 p 907.561.5543 www.ecialaska.com	PDC Engineers, Inc. 2700 Gambell St., Ste. 500 Anchorage, AK 99503 p 907.743.3200 www.pdceng.com	Corvus Design 119 Seward St., Unit 15 Juneau 99801 p 907.988.9000 www.corvus-design.com

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ARCH	ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLW	BELOW
BO	BOTTOM OF
BOF	BOTTOM OF FINISH
CIP	CAST IN PLACE
CF	CUBIC FOOT
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED
CL	CENTERLINE
CONC	CONCRETE
CONT	CONTINUOUS
CTR	CENTER
DIA	DIAMETER
DIM	DIMENSION
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
FAF	FLUID APPLIED FLOORING
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOFS	FACE OF STUD
FRT	FIRE RETARDANT TREATED
FT	FOOT, FEET
FURR	FURRING
GA	GAUGE
GALV	GALVANIZED
GWB	GYPSPUM WALL BOARD
GYP	GYPSPUM WALL BOARD
HR	HOUR
HT	HEIGHT
ID	INSIDE DIAMETER
INCL	INCLUDE, INCLUDED
INSUL	INSULATION
INT	INTERIOR
LH	LEFT HAND
MAX	MAXIMUM
MFR	MANUFACTURER
MKBD	MARKERBOARD
MIN	MINIMUM
MIR	MIRROR
MTL	METAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD
PERF	PERFORATED
PLAM	PRESSURE TREATED LAMINATE
PLY	PLYWOOD
PT	PAINT
RCP	REFLECTED CEILING PLAN
REBAR/RB	REINFORCING BARS
REF	REFERENCE
REQD	REQUIRED
SECT	SECTION
SCHED	SCHEDULE
SIM	SIMILAR
SPEC	SPECIFICATION
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
TBD	TO BE DETERMINED
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY CERTIFIED
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WD	WOOD

MATERIALS

	CONCRETE (SECTION)
	EARTH (SECTION)
	FINISH CARPENTRY (SECTION)
	GYPSPUM BOARD (SECTION)
	INSULATION, BATT (PLAN & SECTION)
	INSULATION, RIGID (PLAN & SECTION)
	MINERAL WOOD INSULATION (PLAN & SECTION)
	METAL (SECTION)
	FILL (SECTION)
	PLYWOOD (SECTION)
	WOOD, CONTINUOUS (SECTION)
	WOOD, BLOCKING (SECTION)
	STONE (PLAN)

SYMBOLS

	<u>GRID LINE INDICATION</u>
	<u>ROOM IDENTIFICATION</u>
Room name	ROOM NAME
101	ROOM NUMBER
150 SF	AREA
	<u>INTERIOR / EXTERIOR ELEVATION</u>
XX	DASH INDICATES NO ELEVATION
	<u>BUILDING SECTION</u>
XX	SECTION NUMBER
XX	SECTION SHEET
	<u>WALL SECTION</u>
XX	SECTION NUMBER
XX	SECTION SHEET
	<u>DETAIL</u>
XX	DETAIL NUMBER
XX	DETAIL SHEET
	<u>DOOR NUMBER</u>
101	REFER TO DOOR SCHEDULE
	<u>WINDOW TYPE</u>
J	REFER TO WINDOW SCHEDULE
	<u>KEYNOTE</u>
1	REFER TO NOTES LISTED ON SHEET
	<u>WALL TYPE INDICATOR</u>
A1	REFER TO WALL LEGEND
	<u>FLOOR, CEILING, ROOF TYPE INDICATOR</u>
F1	REFER TO FLOOR, CEILING, ROOF LEGEND
	<u>WORK POINT</u>
	(CONTROL or DATUM POINT)

ASSEMBLIES

	<u>INSULATED METAL PANEL WALL</u>
A1	2 1/2" INSULATED METAL PANEL GIRT PER STRUCTURAL

GENERAL NOTES

- CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL LOCAL, STATE, & FEDERAL BUILDING CODES.
- THE CITY OF VALDEZ STANDARD GENERAL PROVISIONS, DIVISION 107 APPLY TO THE PROJECT.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES TO AS-BUILT CONDITIONS.
- FIELD VERIFY ALL DIMENSIONS AND EQUIPMENT LOCATIONS. NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN THE DOCUMENTS AND FIELD CONDITIONS
- CONTRACTOR TO PROTECT ALL EXISTING BUILDINGS, STRUCTURES, FURNITURE, FINISHES, AND EQUIPMENT.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

CODE PLAN

1/16" = 1'-0"

CODE LEGEND

	COMMON PATH OF EGRESS		EXISTING CONSTRUCTION
	EXIT ACCESS TRAVEL DISTANCE		NEW CONSTRUCTION
	EXIT ACCESS STARTING/DECISION POINT		DEMOLISHED CONSTRUCTION
	FIRE EXTINGUISHER		OCCUPANCY TYPE: STORAGE (S-1)
	FIRE EXIT		OCCUPANCY TYPE: ASSEMBLY (A-3)

CODE ANALYSIS

PROJECT DESCRIPTION: THE EXISTING PRE-ENGINEERED METAL BUILDING IS CURRENTLY DIVIDED INTO THREE SEPARATE SPACES. THE SOUTH AREA WILL BE DEMOLISHED, THE NORTH END WILL BE REDUCED IN SIZE, AND THE CENTRAL AREA WILL REMAIN AS IS.

INTERNATIONAL BUILDING CODE ANALYSIS

APPLICABLE CODES:
STATE OF ALASKA
2012 INTERNATIONAL BUILDING CODE (WITH STATE AMENDMENTS)
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL MECHANICAL CODE (WITH STATE AMENDMENTS)
2012 INTERNATIONAL FIRE CODE (WITH STATE AMENDMENTS)
CITY OF VALDEZ
2011 NATIONAL ELECTRIC CODE (WITH CITY OF VALDEZ AMENDMENTS)
2009 UNIFORM PLUMBING CODE (WITH CITY OF VALDEZ AMENDMENTS)

IBC SECTION 3401.4 ALTERATIONS
• MATERIALS ALREADY IN USE IN A BUILDING IN COMPLIANCE WITH REQUIREMENTS OR APPROVALS IN EFFECT AT THE TIME OF THEIR ERECTION OR INSTALLATION SHALL BE PERMITTED TO REMAIN IN USE UNLESS DETERMINED BY THE BUILDING OFFICIAL TO BE UNSAFE PER SECTION 116.

UPC TABLE 4-1
• TABLE 4-1 APPLIES TO NEW BUILDINGS, ADDITIONS TO A BUILDING, AND CHANGES OF OCCUPANCY OR TYPE OF AN EXISTING BUILDING RESULTING IN INCREASED OCCUPANT LOAD. DESIGNED ALTERATIONS DO NOT CHANGE THE USE OR INCREASE THE OCCUPANT LOAD OF THE BUILDING.

IBC SECTION 302 OCCUPANCY CLASSIFICATION: MIXED USE NON SEPARATED - A3 (ASSEMBLY) & STORAGE S-1. EXISTING S-1 STORAGE OUTSIDE OF "MUSEUM SPACE" BEING REDUCED FROM 7,186 SF TO 1,210 SF.

IBC SECTION 503 GENERAL BUILDING HEIGHT AND AREA LIMITATIONS
• TYPE VB - A-3 (S) - 1 STORY - 6,000 SF (MOST RESTRICTIVE)
• TYPE VB - S-1 (S) - 1 STORY - 9,000 SF

IBC SECTION 506.2 FRONTAGE INCREASE
• WHERE A BUILDING HAS MORE THAN 25 PERCENT OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF NOT LESS THAN 20 FEET, THE FRONTAGE INCREASE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-2:
(228 FT/341 FT) - 25/30/30 = 42
• AREA INCREASE - 6,000*42 = 2,520 SF

IBC SECTION 506.3 AUTOMATIC SPRINKLER SYSTEM INCREASE
• A BUILDING EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE BUILDING AREA LIMITATION IN TABLE 503 IS PERMITTED TO BE INCREASED BY AN ADDITIONAL 200%.
• AREA INCREASE - 6,000*200% = 12,000

TOTAL ALLOWABLE AREA: 14,520 SF

TOTAL AREA AFTER MODIFICATIONS: 6,432 (LARGEST PLATE)
TOTAL AREA: 9,008 SF (A-3: 3,372 SF; S-1: 5,636 SF)

IBC SECTION 508.3 NONSEPARATED OCCUPANCIES
• NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 WHICH APPLY TO THE NONSEPARATED OCCUPANCIES SHALL APPLY TO THE TOTAL NONSEPARATED OCCUPANCY AREA.

508.3.3 SEPARATION
• NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES.

IBC 601 (TABLE 601) CONSTRUCTION TYPE
• TYPE VB (WITH SPRINKLER)

IBC SECTION 803.9 INTERIOR FINISH REQUIREMENTS BASED ON GROUP
• GROUP S
• ROOMS AND ENCLOSED SPACES: CLASS C

IBC SECTION 906 PORTABLE FIRE EXTINGUISHERS (FE): MAX. TRAVEL DISTANCE TO FE: 75 FT (LIGHT (LOW HAZARD))

IBC SECTION 907.2.1 FIRE ALARM AND DETECTION SYSTEMS
• GROUP A/S (AS IT APPLIES TO THE STORAGE AREA ALTERATIONS):
• EXCEPTION: MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.3.1.1 AND OCCUPANT NOTIFICATION APPLIANCES WILL ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON SPRINKLER WATERFLOW.

IBC SECTION 1004 OCCUPANT LOAD (STORAGE)
• STORAGE AREAS: 1 OCCUPANT PER 300 GSF
• STORAGE AREA: 1,210 SF/300 SF
• OCCUPANT LOAD: 5 OCCUPANTS

IBC SECTION 1005 MEANS OF EGRESS SIZING (STORAGE)
• MAX OCCUPANT LOAD OF EGRESS: 5
• EGRESS WIDTH AT STAIRS: OCC X 3" = N/A
• EGRESS WIDTH AT OTHER COMPONENTS: OCC X 2" = 1"
1. EGRESS DOOR PROVIDED: 36"

IBC SECTION 1007.1 ACCESSIBLE MEANS OF EGRESS REQUIRED
• WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED BY SECTION 1015.1 OR 1012.1 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.
EXCEPTION:
1. ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED IN ALTERATIONS TO EXISTING BUILDINGS.

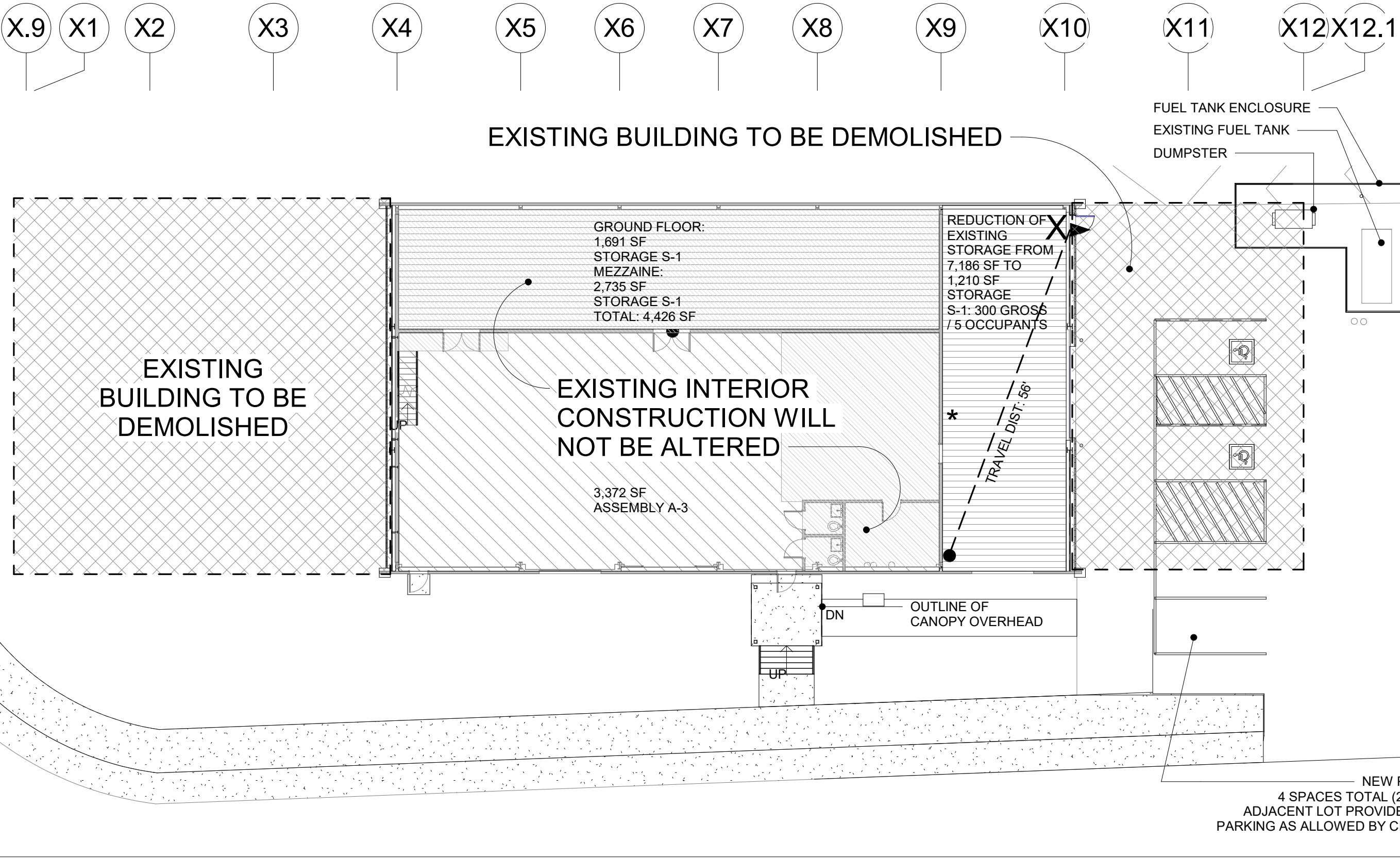
IBC SECTION 1008: DOORS
• 1008.1.2: DOORS SHALL SWING IN DIRECTION OF TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE.

IBC SECTION 1011: EXIT SIGNS
• EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL.

IBC SECTION 1014.3: COMMON PATH OF EGRESS
• OCCUPANCY S WITH SPRINKLER SYSTEM - 100 FT

IBC SECTION 1015.1: SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
• OCCUPANCY S, MAXIMUM OCCUPANT LOAD OF THE SPACE FOR ONE EXIT: 29

IBC SECTION 1021.2: NUMBER OF EXITS
• ONE EXIT REQUIRED FOR S OCCUPANCY WITH 29 OR LESS OCCUPANTS/BASEMENT OR FIRST FLOOR, 29 OR LESS OCCUPANTS ON LEVEL 02, AND A MAXIMUM TRAVEL DISTANCE LESS THAN 100 FEET WITH SPRINKLER SYSTEM.



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CITY OF VALDEZ

WAREHOUSE 1 REMODEL

436 FERRY TERMINAL WAY,
VALDEZ, AK 99686

CONSTRUCTION DOCUMENTS



CODE ANALYSIS & GENERAL INFO

CHECKED: JWS

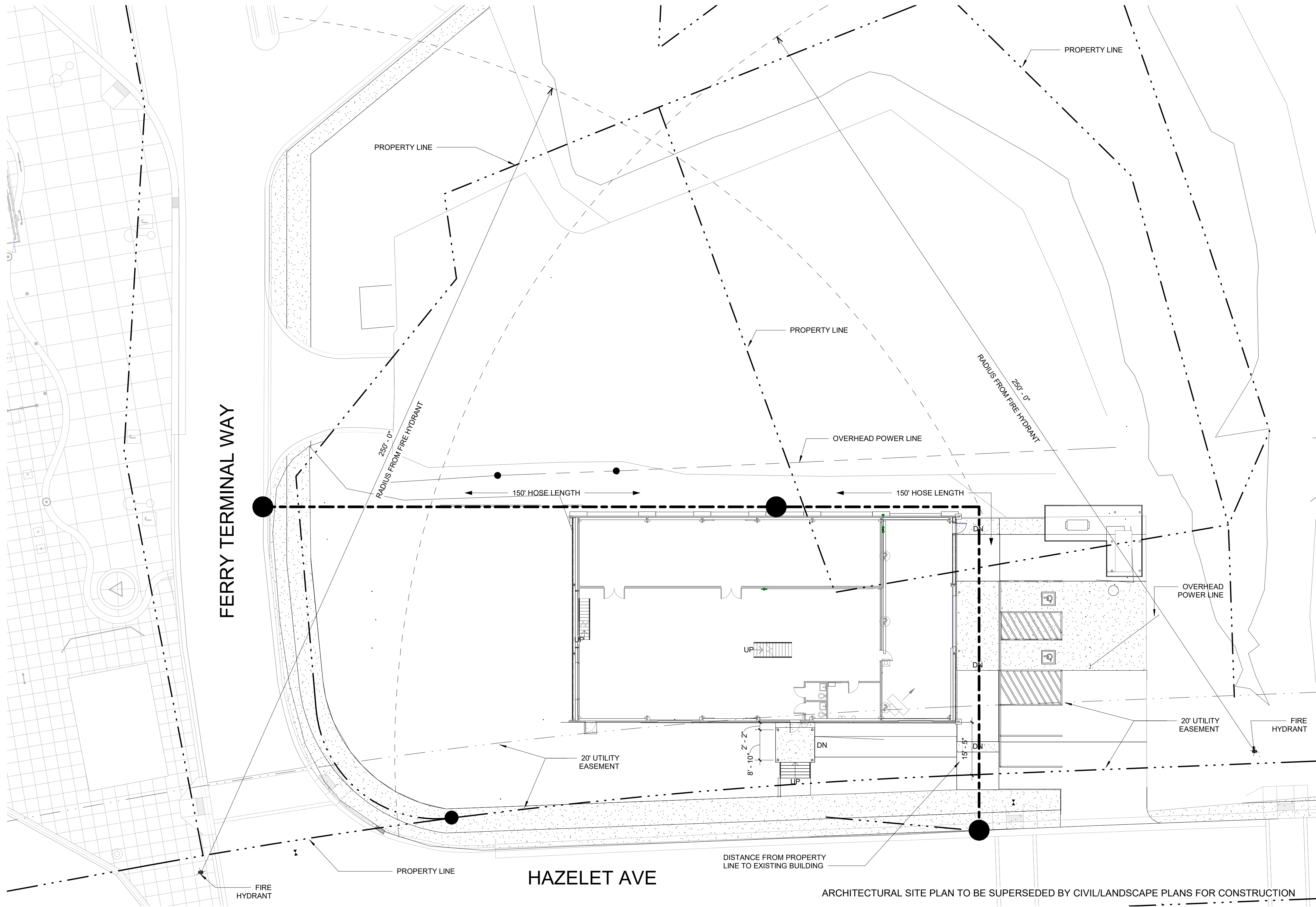
AUTHOR: JMS

REVISION:

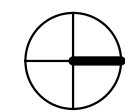
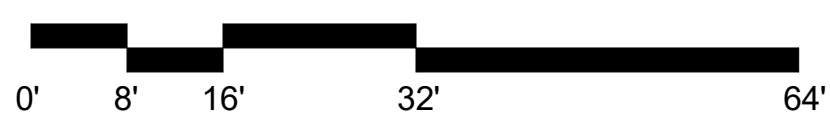
ISSUE DATE: 05.31.2019

A1.0.1

FULL SIZE PRINTED ON 22 x 34



1 SITE PLAN
1/16" = 1'-0"



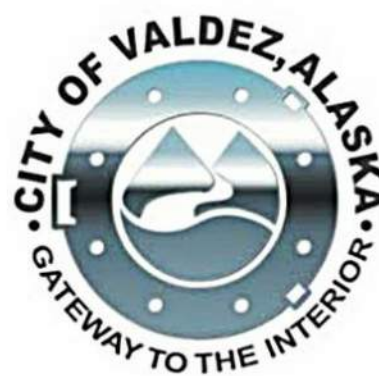
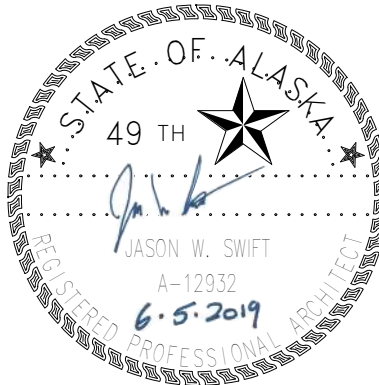
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AUTHOR: JMS

REVISION:

ISSUE DATE: 05.31.2019

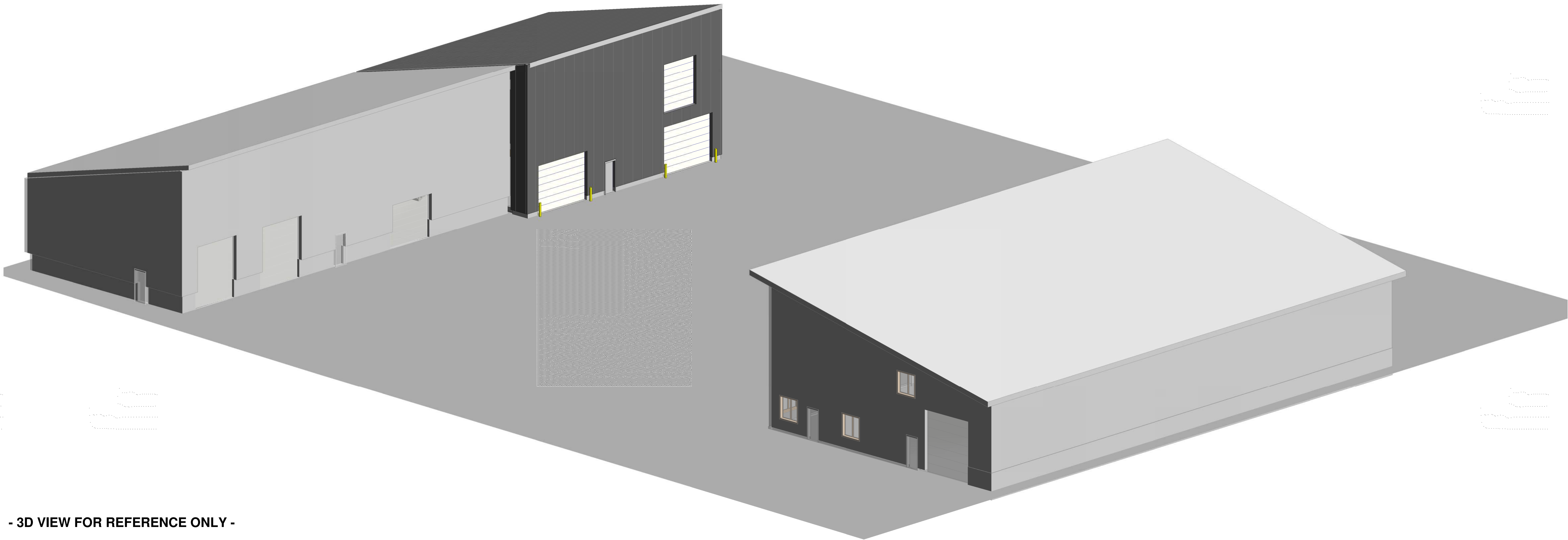
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CITY OF VALDEZ
WAREHOUSE 1 REMODEL
436 FERRY TERMINAL WAY,
VALDEZ, AK 99686
CONSTRUCTION DOCUMENTS



ARCHITECTURE DESIGN STRATEGY
3909 ARCTIC BOULEVARD, SUITE 103
ANCHORAGE, ALASKA 99503 907.561.5543
PROJECT NO. 17-0009.01

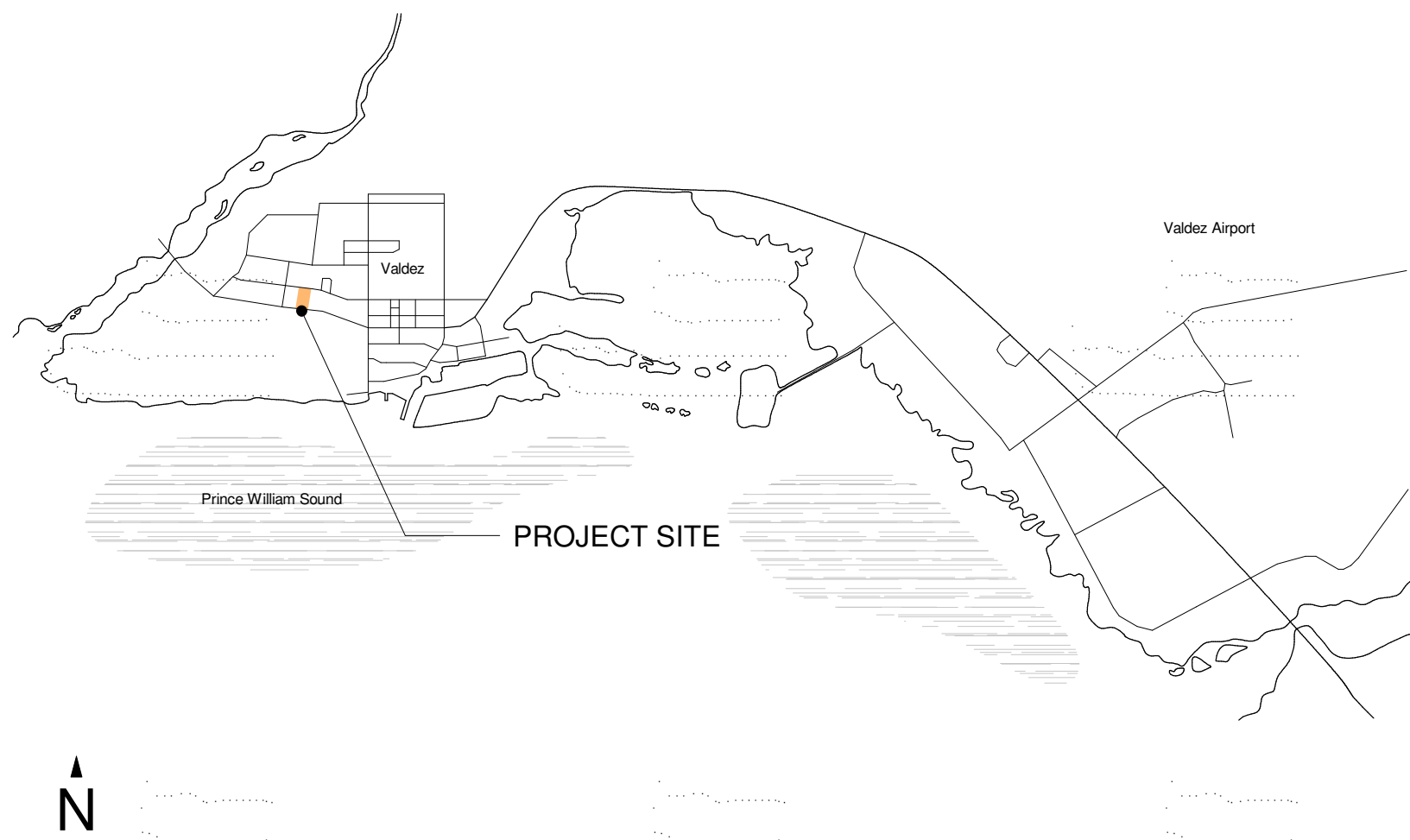


- 3D VIEW FOR REFERENCE ONLY -

LOCATION MAP



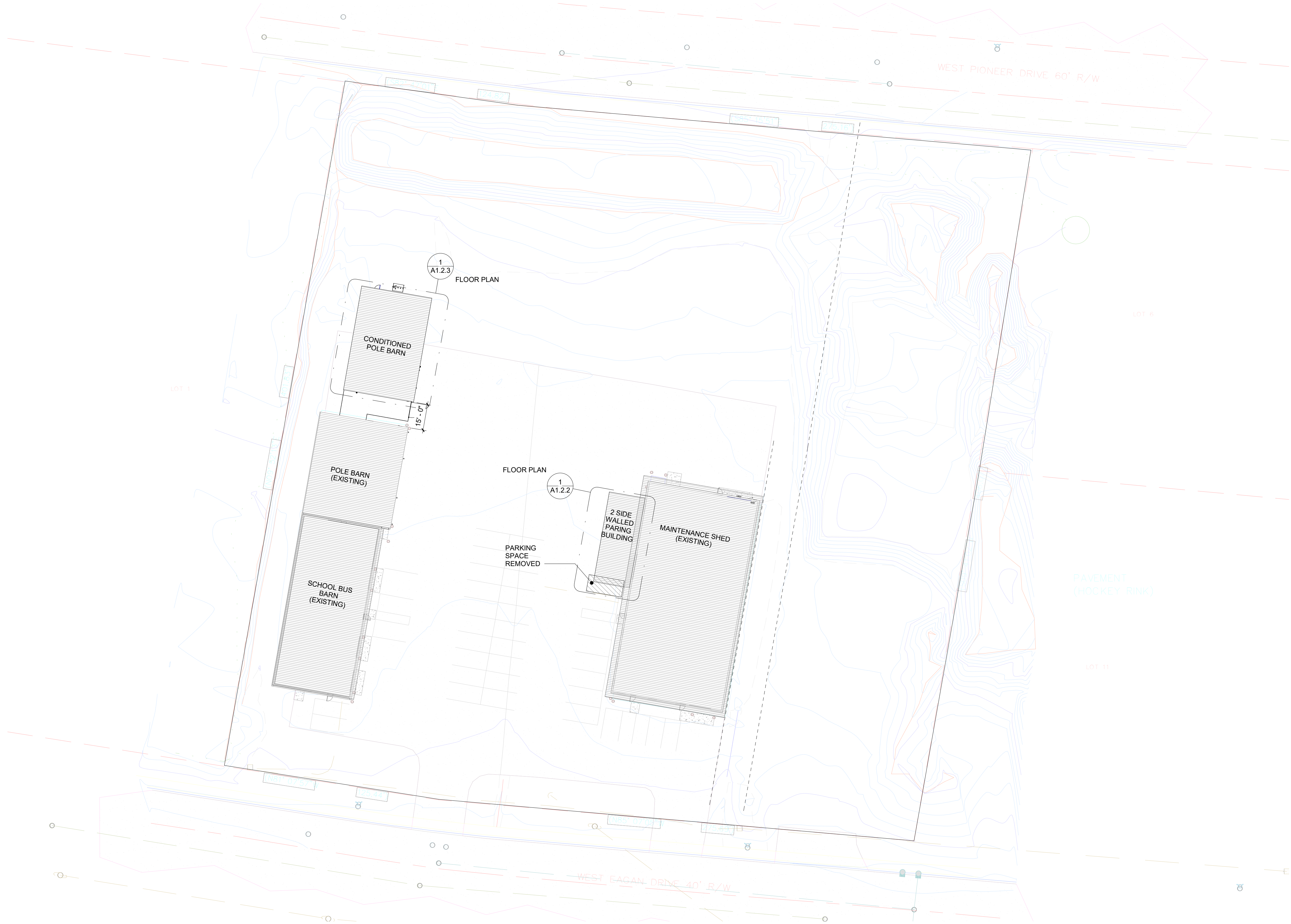
VICINITY MAP



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1 SITE PLAN
1" = 30'-0"



PACKAGE C

SITE PLAN

AUTHOR: JMS
REVISION:
ISSUE DATE: 07.01.2019
OWNER PROJECT NO: -

CHECKED: N/A

CITY OF VALDEZ
BUILDING MAINTENANCE SHARED
FACILITY PROJECT - PACKAGE C

PRELIMINARY
NOT FOR
CONSTRUCTION

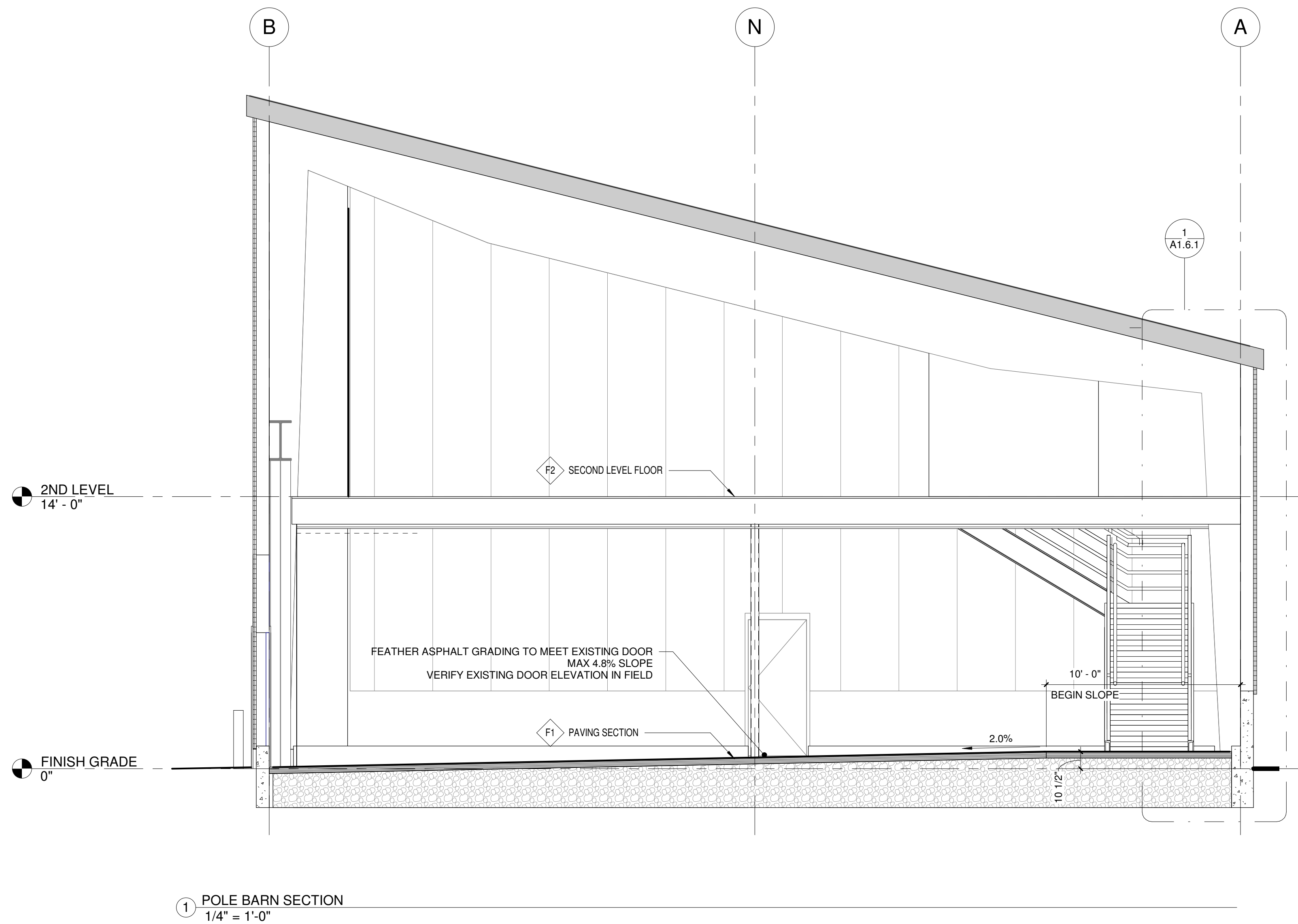
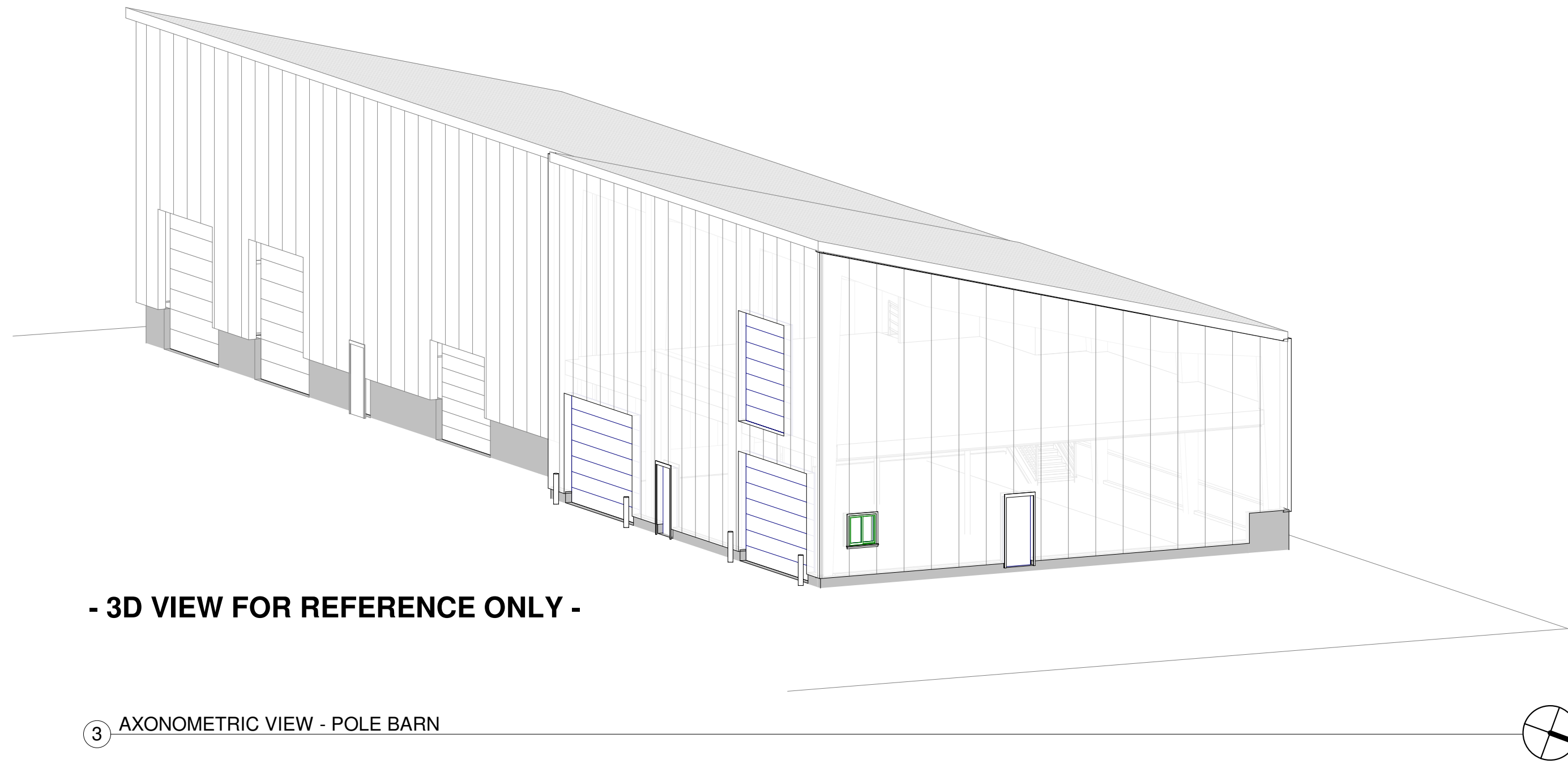
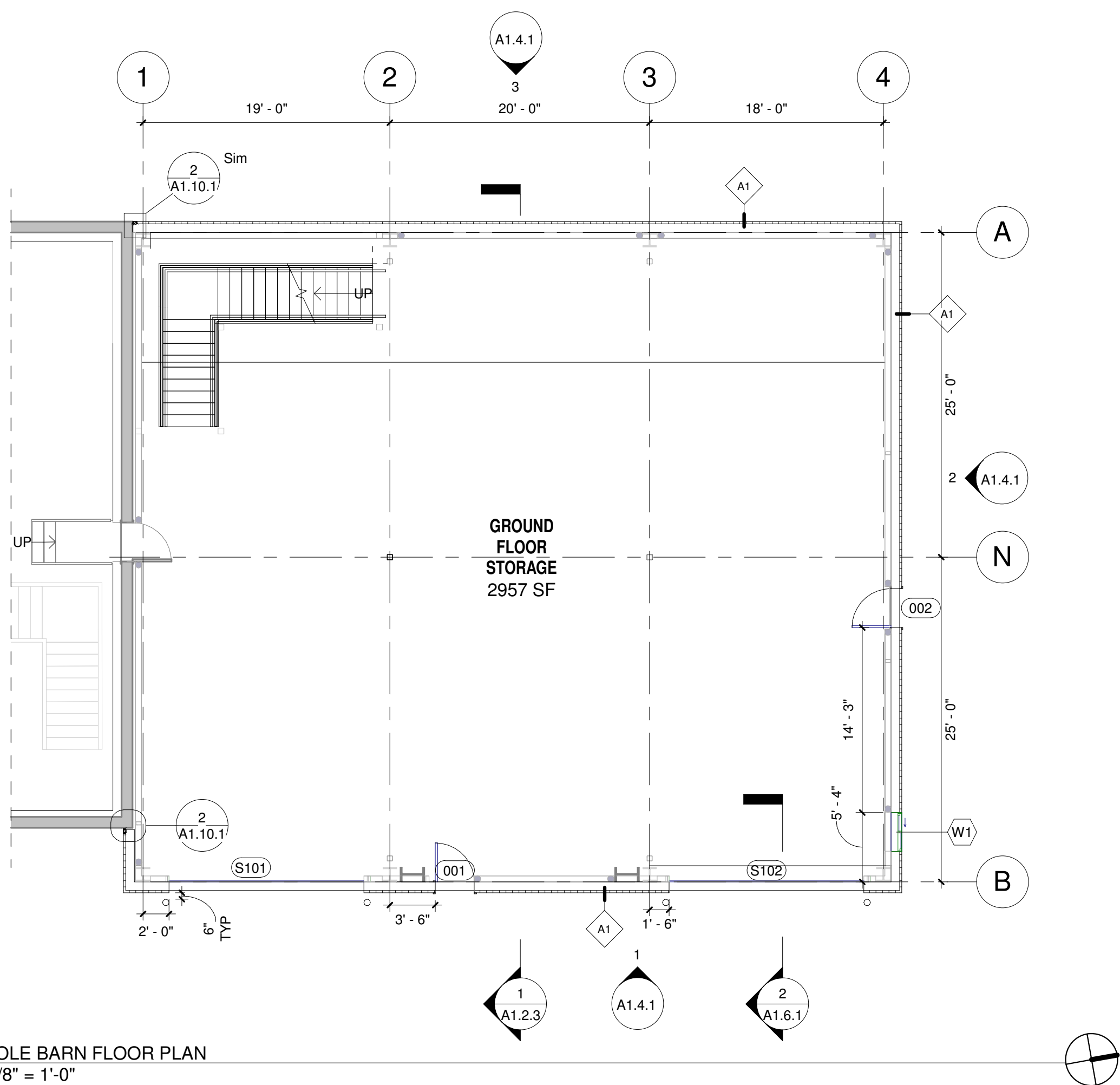
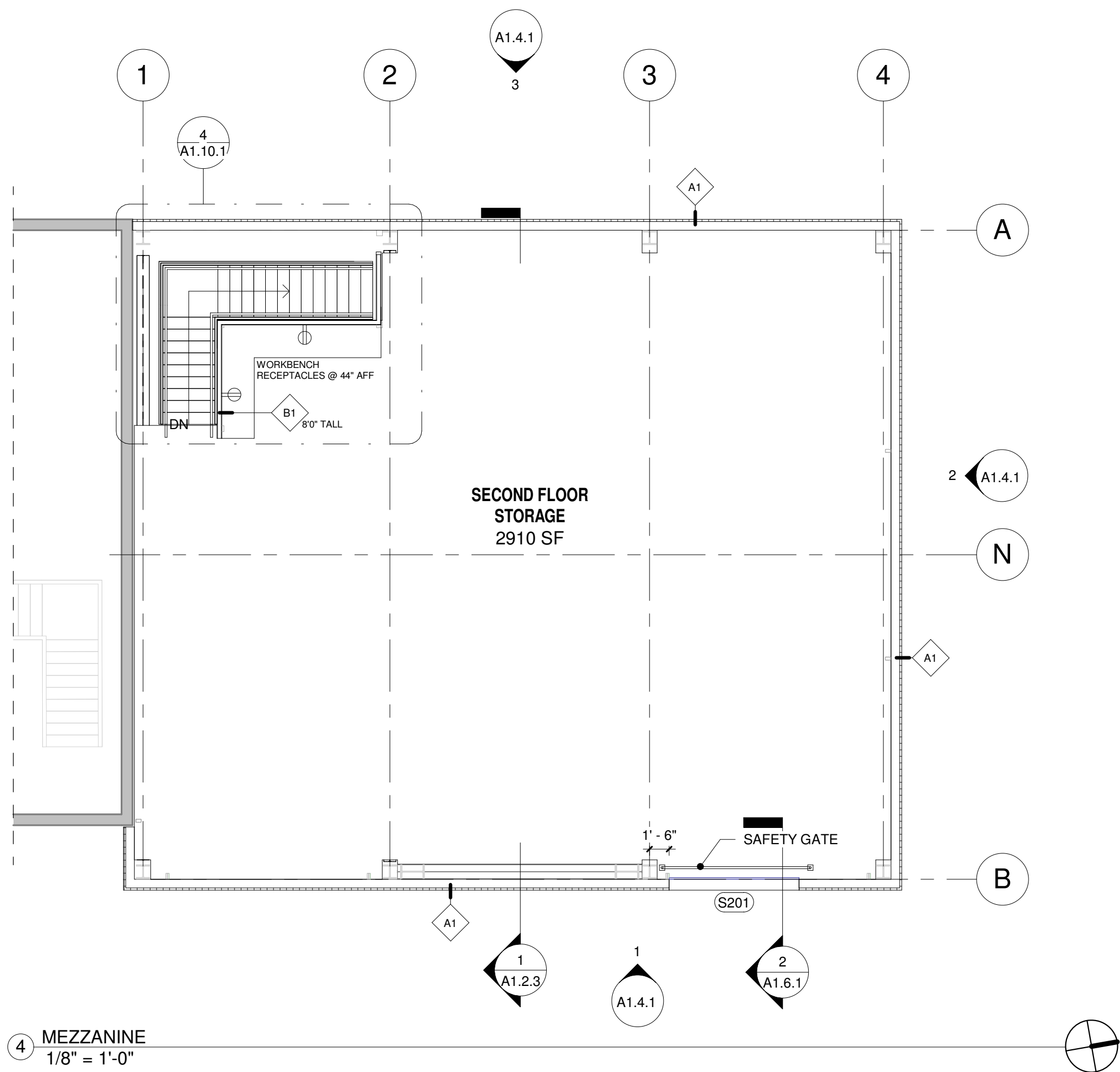
CONCEPTUAL DESIGN

ECI ARCHITECTURE DESIGN STRATEGY
3909 ARCTIC BOULEVARD, SUITE 103
ANCHORAGE, ALASKA 99503 907.561.5543
PROJECT NO. 18-0011.01

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A1.2.1

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POLE BARN - PLANS AND SECTION

AUTHOR: JDB
REVISION: JWS
ISSUE DATE: JUNE 11, 2019
OWNER PROJECT NO: -

**CITY OF VALDEZ
BUILDING MAINTENANCE SHARED
FACILITY PROJECT**

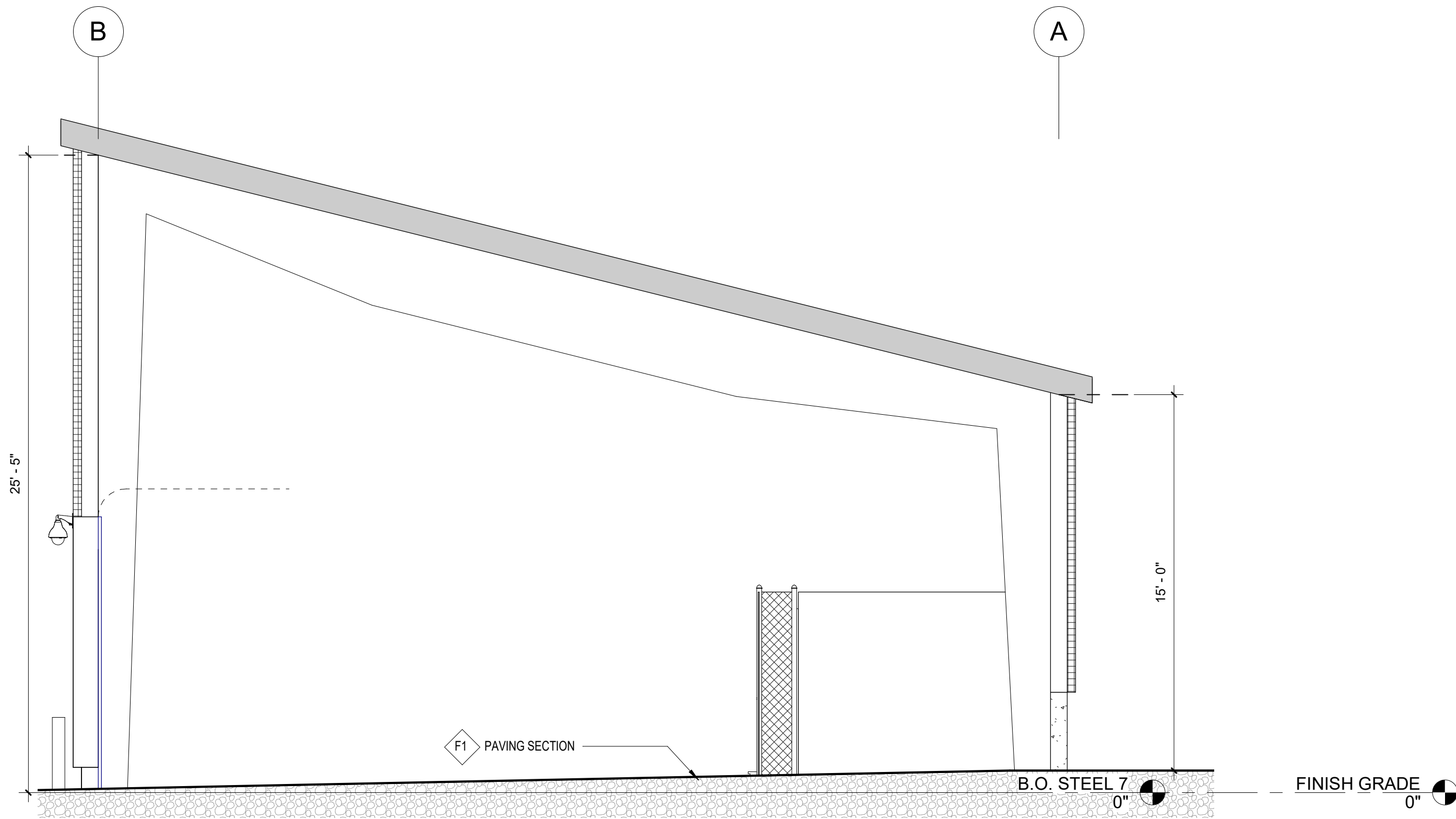
CONSTRUCTION DOCUMENTS

ECI

ARCHITECTURE DESIGN STRATEGY
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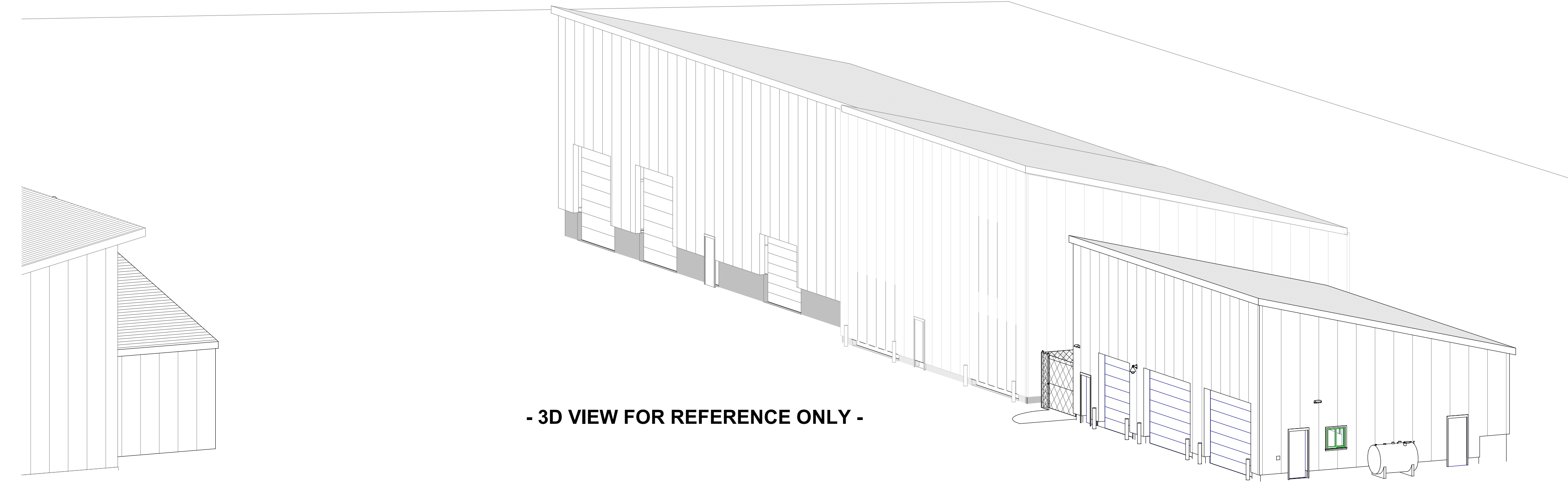
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A1.2.3
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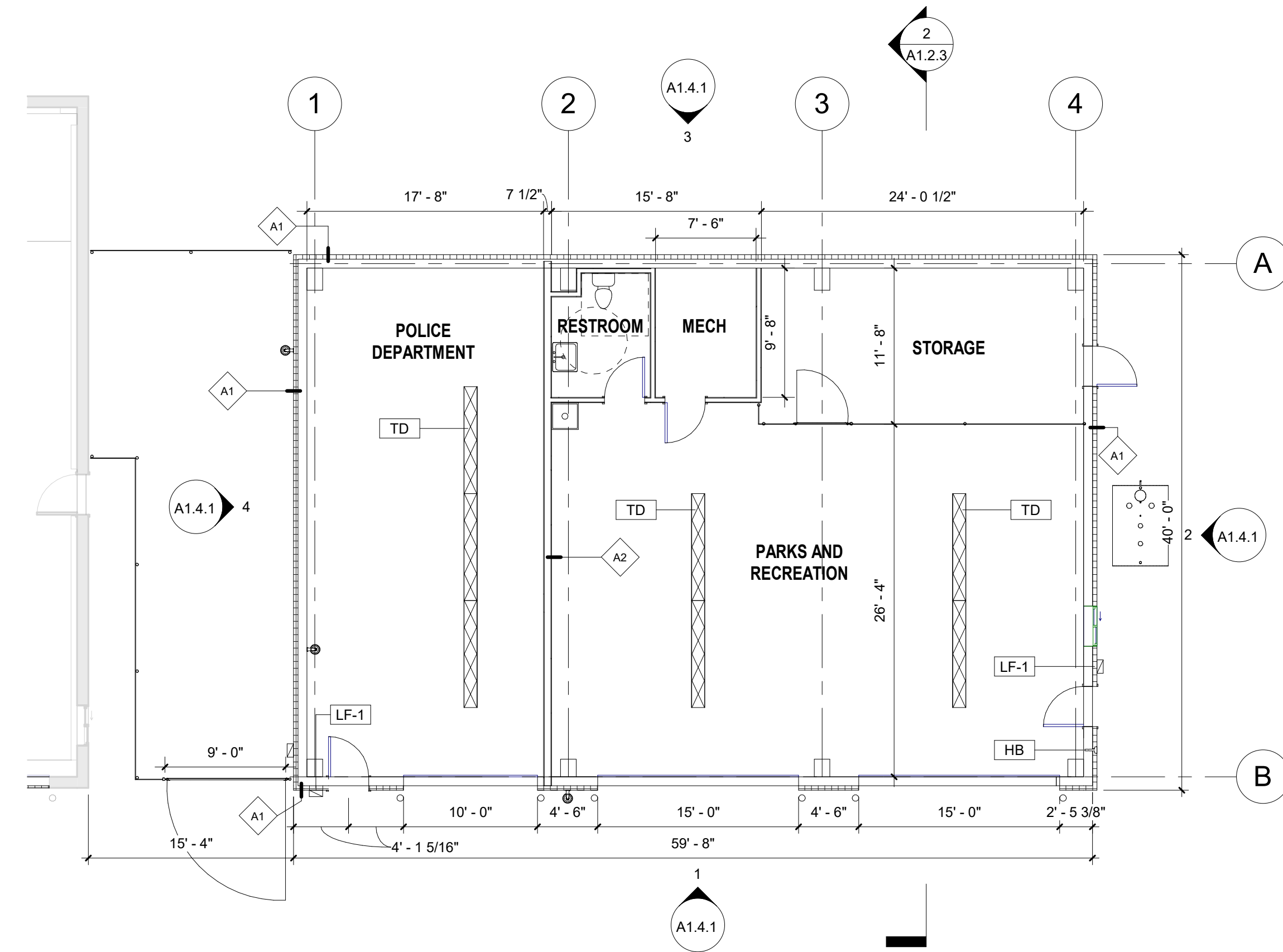


2 CONDITIONED POLE BARN SECTION
1/4" = 1'-0"

3 AXONOMETRIC VIEW - CONDITIONED POLE BARN



- 3D VIEW FOR REFERENCE ONLY -



1 CONDITIONED POLE BARN FLOOR PLAN
1/8" = 1'-0"

POLE BARN - PLANS AND SECTION

AUTHOR: JMS
REVISION:
ISSUE DATE: 07.01.2019
OWNER PROJECT NO: -

CHECKED: N/A

CITY OF VALDEZ
BUILDING MAINTENANCE SHARED
FACILITY PROJECT - PACKAGE C

CONCEPTUAL DESIGN

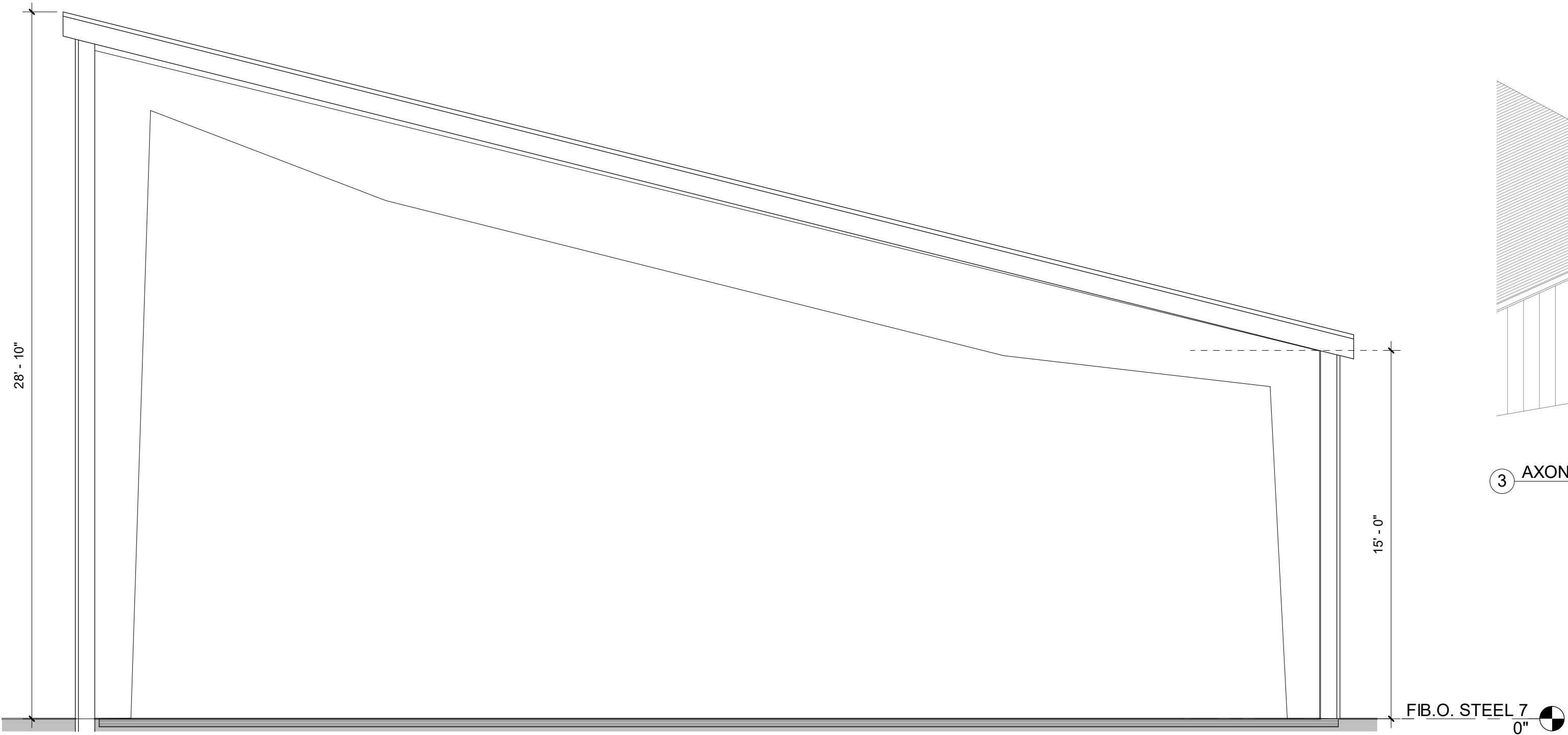
PRELIMINARY
NOT FOR
CONSTRUCTION

ECI ARCHITECTURE DESIGN STRATEGY
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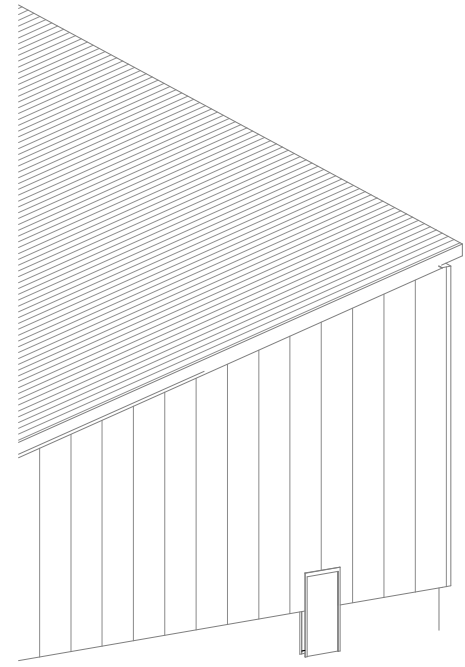
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A1.2.3

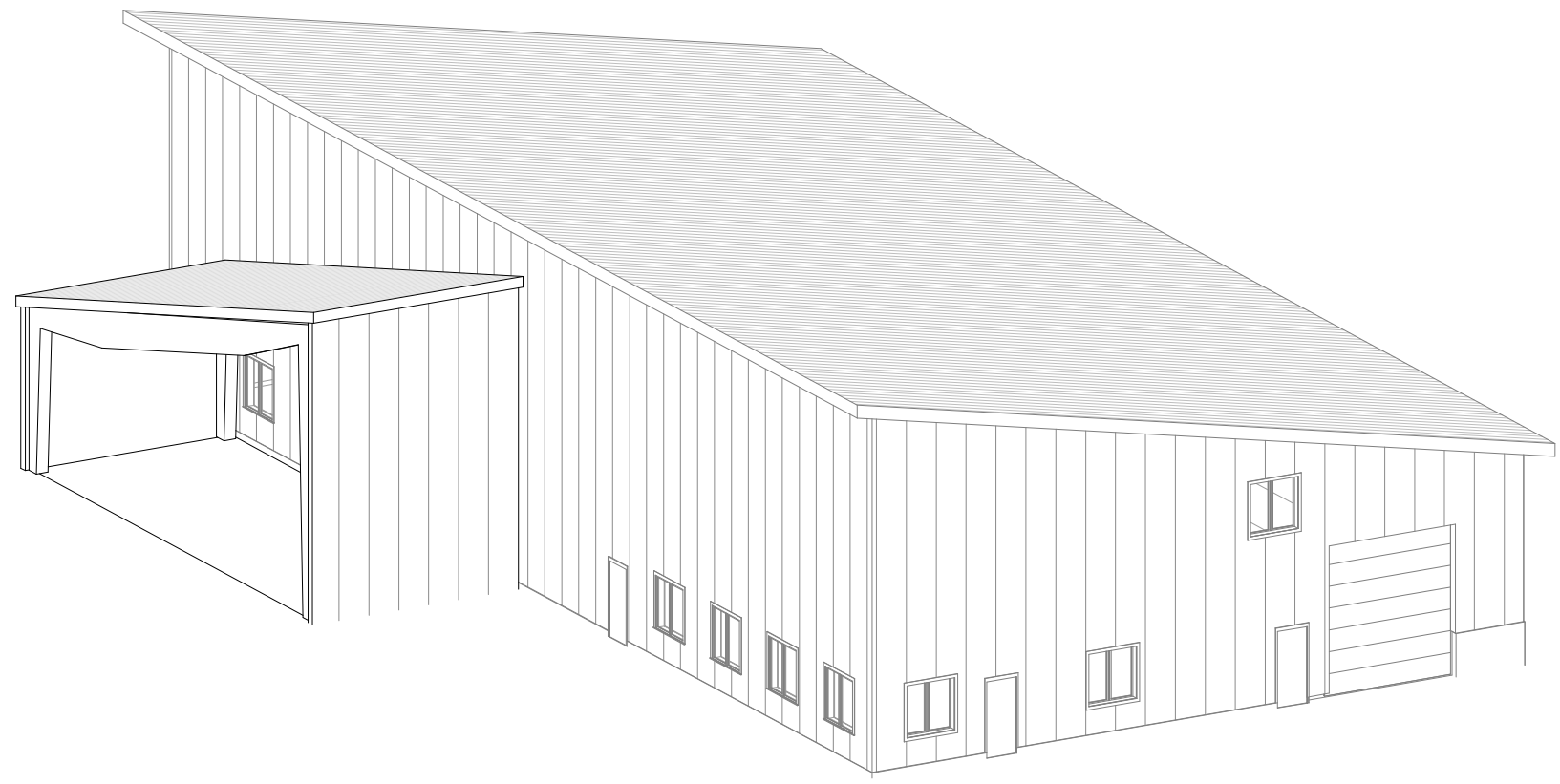
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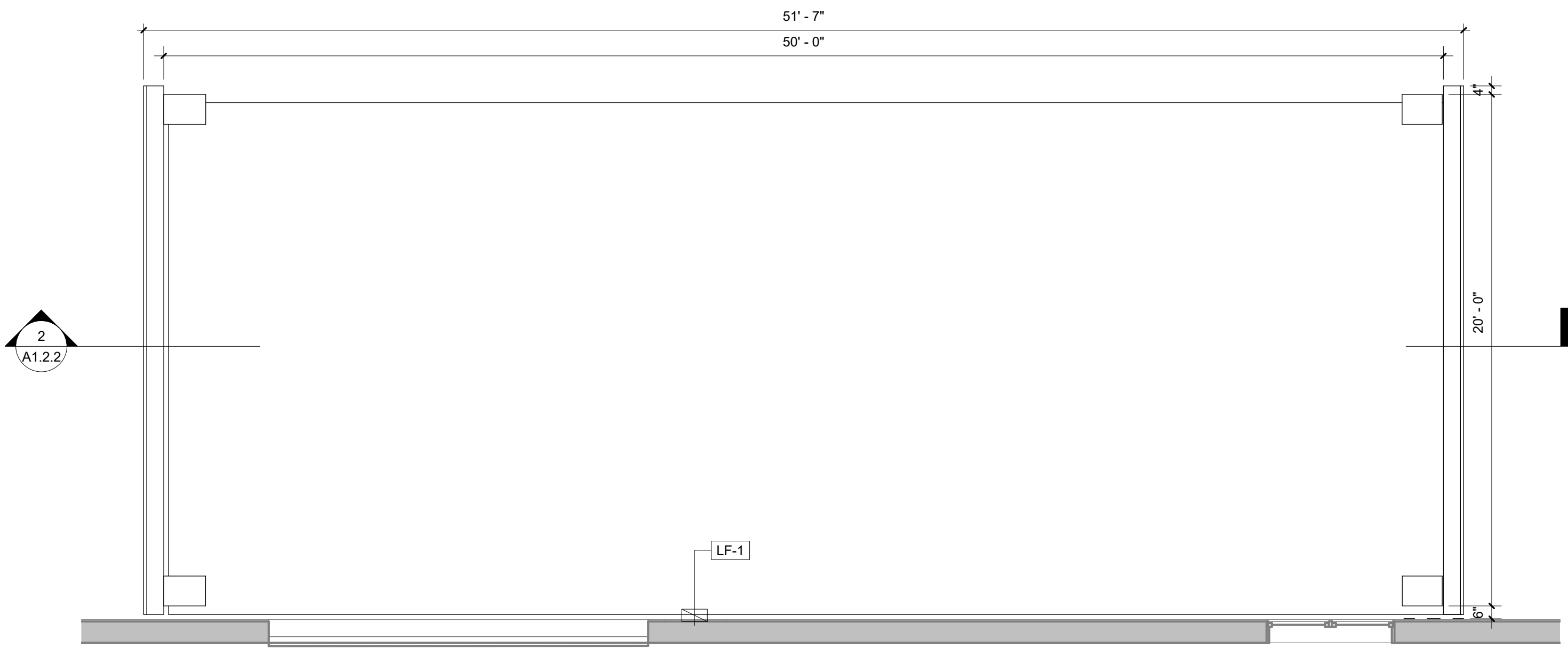
② PARKING BUILDING SECTION 2
1/4" = 1'-0"



③ AXONOMETRIC VIEW - PARKING BUILDING



- 3D VIEW FOR REFERENCE ONLY -



① PARKING BUILDING FLOOR PLAN
1/4" = 1'-0"